



# City of Seattle Preliminary Assessment Report

December 15, 2010

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

**The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.**

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3011867	Ground Disturbance	Y
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	12/01/10
Category	MULTIFAMILY	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	301 N 107th St		
Location			
Zoning		Applicant	CHRIS DAVIDSON 2001 WESTERN AVENUE STE 200 SEATTLE WA 98121 (206) 215-9734
King County APN	<a href="#">8911000330</a>		
Permit Status	Initial Information Collected		
Description of Work	Construction of a four level mixed use building. On grade parking with three levels of multi-family above and live/work units on ground level.	Applicant Email	<a href="mailto:cdavidson@studioms.com">cdavidson@studioms.com</a>
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger

requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

## **ECA Mapping Unit and Type**

Non-ECA

## **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## **Existing ROW Conditions**

### **GREENWOOD AVE N**

Street conditions:

Asphalt paving

Visible pavement width is: 4 lanes with a planter/median, street has asphalt and concrete sections

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inch inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. at SW property corner

### **N 107TH ST**

Street conditions:

Asphalt paving

Unimproved

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

### **Show the following on the CSC/Post Construction Soil Amendment Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street/Alley Requirements

#### GREENWOOD AVE N

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>) Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the east side of Greenwood Ave N.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the east side of Greenwood Ave N.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

#### N 107TH ST

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines along N 107th St.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

### Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Pete Held at (206)684-3605 or e-mail, [peter.held@seattle.gov](mailto:peter.held@seattle.gov).

### Other Requirements

- For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details with demolition and temporary power for construction. Your Electrical Service Representative is: Karen Quaife, 206-684-4983, [karen.quaife@seattle.gov](mailto:karen.quaife@seattle.gov).

## DPD Drainage Requirements

**Contact:** Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: Greenwood Ave N

Sanitary sewer main size: 8-inch

### Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Ditch or culvert. North side of N 107th St (downstream of rain gardens)

### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

This project site also discharges into a capacity-constrained system (SMC 805.050.A.6). In addition to meeting Pre-developed Forest or Pasture Standard, this project shall also comply with 22.805.080.B4 (Peak Control Standard). The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

This project site discharges to a Non-listed Creek Basin (SMC 805.050.A.3). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Pre-developed Pasture Standard per SMC 22.805.080.B.3. The post-development discharge peak flow rates and flow durations must be matched to the pre-developed pasture condition for the range of pre-developed discharge rates from 50% of the 2-year recurrence interval flow up to the 2-year recurrence interval flow. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

### **Water Quality**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

This project site discharges to a fish-bearing stream. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing and the land use zoning for this parcel this project shall: provide an enhanced treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B5a).

### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Ditch. North side of N 107th St (downstream of rain gardens)

### **Other Requirements**

- Unclear from site plan how large the parking area will be. If the pollution generating impervious surface for this site exceeds 5,000sf, the above water quality standards will be required.

## **DPD Land Use Code Requirements**

**Contact:** Lori L Swallow, (206) 684-5627, [Lori.Swallow@Seattle.Gov](mailto:Lori.Swallow@Seattle.Gov)

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required,

please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### **GREENWOOD AVE N**

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

### **N 107TH ST**

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot. If you need further clarification, contact SDOT for further information or apply for SDOT SIP design guidance (see SDOT CAM 2211).

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

### **Land Use**

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

## **SDOT Requirements**

**Contact:** Matthew Tabalno, [matthew.tabalno@seattle.gov](mailto:matthew.tabalno@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 90% complete street improvement plan (SIP) must be accepted by SDOT prior to your DPD construction intake appointment. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

### **Street Improvement Requirements**

#### **N 107TH ST**

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) section 3.1.1 and Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. If your project is proposing to install new curb or

is proposing to change the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

## SPU Requirements

**Contact:** Tanya Treat, (206) 615-1636, [TreatT@seattle.gov](mailto:TreatT@seattle.gov)

### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

### Water Availability

**Contact:** SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20100668

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Younge

### Existing Water System Information

Proximity of nearest fire hydrant is: 250 feet NW of property. Meets standards.

Water Main:

Size: 12 inches                      Material: Cast Iron                      Class: 150

- Standard

- Abutting

Water Main is available to serve in: Greenwood Avenue N

Distance of main to E margin of street is 22 feet.

Public ROW width is 90 feet.

Water Service(s):

Size: 1"                      Material: Copper

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT.** Allow a minimum of 5 days for screening after application submittal to SDOT.
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website



(<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:

North of Denny Way (206) 615-0600

South of Denny Way (206) 386-4200

Large Commercial & Industrial (206) 233-7177

Service Applications (206) 233-APPS (2777)

5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.